

49, King Ecgbert Road, Sheffield, S17 3QR

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## Sheffield, S17 3QR

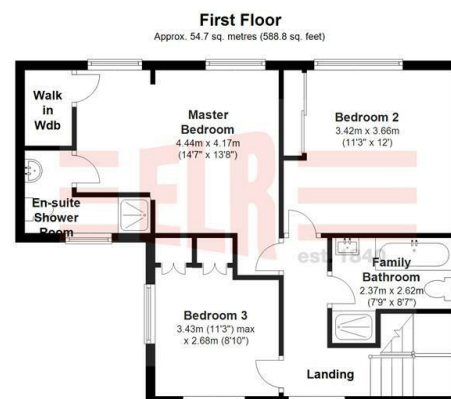
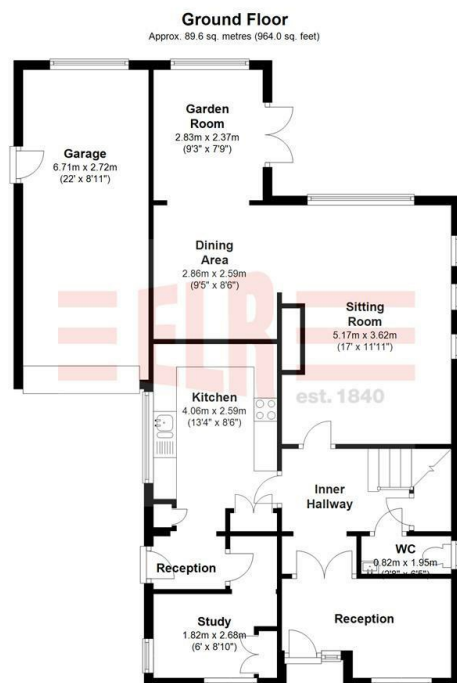
### Description

An extended detached property that is situated on this quiet, no through road, close to Dore's 'outstanding' rated schools on a larger than average, south facing plot and offering an excellent range of accommodation laid out over two floors. It is suggested that there is plenty of potential here for further extensions (subject to regs) if required, the vendors have already arranged for some plans to be drawn up for a loft conversion and remodelling of the interior and these plans can be made available for inspection on request if required. The extensions have allowed for a study area in the large entrance foyer and a separate study located off the kitchen/utility room on the ground floor and on the first floor there is an ensuite shower room and deep, walk in wardrobe off the principal suite. A huge part of this properties charm is the large, south facing garden at the rear that features an elevated terrace area outside the living room that overlooks the long expanse of lawn that descends gently to a further deck at the bottom of the garden. Dore has long been regarded as one of Sheffield's premier places to live, the S17 neighbourhood boasts more sports facilities than any other sector of the city, be it golf courses (three and a driving range), tennis, squash, rugby or football clubs there is something for everyone. The social scene is also superb, supported by numerous pubs, restaurants and cafes there is plenty of choice and always somewhere to go. The village sits on the very edge of the Peak Park and the surrounding Blacka Moor sits proudly over the village on the western border and is always on hand to explore via walks that lead out from your own front door. This really is a fabulous place to live and the property complements the area perfectly.

- Extended detached property, ideal for families or downsizers.
- Quiet and highly regarded locality.
- Three double bedrooms including a super principal suite with walk in wardrobe and shower room.
- Quality fixtures and fittings throughout.
- Off road parking for several cars and a larger than average garage.
- Three interconnecting reception areas overlooking the gardens.
- Smart kitchen with elegant granite work surfaces.
- Study, ground floor W.C and spacious reception hall.
- Two bathrooms including an ensuite shower room.
- Gorgeous south facing garden with balustraded terrace and lovely landscaping.



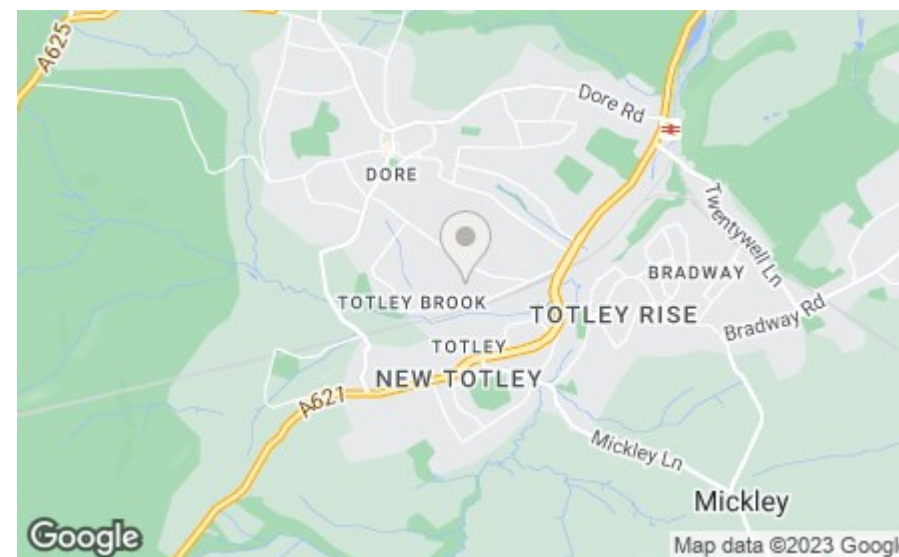




Total area: approx. 144.3 sq. metres (1552.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited.  
Plan produced using PlanUp.

49 King Ecgbert Road



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ESTD 1840

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